

December 16, 2016

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960

Dear Ms. Alfano:

The City of Tallahassee is pleased to submit the attached application to the FY 2017 US EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount of \$300,000 (\$150,000 for hazardous substances and \$150,000 for petroleum). This grant will greatly enhance the City's efforts to remediate commercial and industrial contamination in the Southside community, focusing specifically on the South Monroe Corridor, an area where environmental justice is a concern.

South Monroe is a historically impoverished area that has not attracted significant recent development. Much of the corridor consists of underutilized properties, vacancies and brownfield sites. There are few magnets to attract commuters, visitors, or neighboring residents. The South Monroe area adjoins Florida Agricultural and Mechanical University (FAMU), one of the country's largest Historically Black Universities.

The South Monroe Corridor is part of the Frenchtown/Southside Community Redevelopment Area (CRA). **One of Tallahassee's oldest sections, the Southside is characterized as low income, minority (greater than 90%) with many old industrial uses such as historic rail corridor, chemical warehousing, petroleum distribution centers, light industry, animal stockyards, and a former City-owned coal gasification plant and dump.** South Monroe is an important transportation corridor through Tallahassee. The physical character along South Monroe is predominantly light industrial, with automobile repair shops as one of the most dominant and pervasive businesses. Empty commercial/retail spaces, shuttered mom and pop businesses that have lost out to big box stores, littered along a stretch of roadway that was a vibrant setting just 40 years ago.

The successful redevelopment of this area depends, largely, on property owners and investors having a comfort level regarding cleanup needs or an understanding of potential remediation costs. Redevelopment of many environmentally stigmatized properties within the area will result in increased residential, commercial, and light industrial uses. Revitalization of this corridor will provide jobs and eliminate blight benefiting the immediately adjacent residents. More than 15 sites impacted by hazardous substances and 20 petroleum contaminated properties have been identified as needing assessment/potential remediation; the City currently has 10 properties in its brownfields inventory prioritized for immediate assessment and potential redevelopment activities.

Required Information	
a. Applicant Information:	The City of Tallahassee 300 South Adams Street, Tallahassee, FL 32301
b. Funding Request:	<i>i.</i> Grant type: Assessment <i>ii.</i> Assessment type: Community-wide <i>iii.</i> Funds requested: \$300,000 <i>iv.</i> Contamination: Hazardous Substances \$150,000 and Petroleum \$150,000
c. Location:	City of Tallahassee, Leon County, Florida
d. Property Information:	Community Wide
e. Contacts:	<i>i.</i> Project Director: Alissa B. Meyers, J.D. Environmental Regulatory Compliance Administrator Environmental Services and Facilities City of Tallahassee 300 South Adams Street, Tallahassee, FL 32301 (850) 891-8854 ; Alissa.Meyers@talgov.com <i>ii.</i> Highest Ranking Elected Official: Andrew Gillum Mayor, City of Tallahassee 300 South Adams Street, Tallahassee, FL 32301 (850) 891-2000
f. Population:	<i>i.</i> Population: 189,907 <i>ii.</i> Target area population: 7,981 <i>iii.</i> Persistent poverty county: No

The City of Tallahassee appreciates the opportunity to apply for FY 17 EPA Brownfields Community-wide Assessment Grant funding. If you have any questions, please do not hesitate to contact us.

Sincerely,



Alissa B. Meyers, J.D.
Environmental Regulatory Compliance Administrator

City of Tallahassee, Florida
FY 2017 EPA Community-Wide Brownfields Assessment Grant

1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions

The City of Tallahassee, established in 1821 and one of the older cities in the State, is located in Florida's northwest panhandle region. Tallahassee is 103.1 square miles and is home to the Prime Meridian Marker. This marker, which was originally set in 1824, is the beginning point for all land surveys in the state of Florida, and it's the original southeast corner for Tallahassee's first boundary. Capital city of the State of Florida, Tallahassee is home to two major universities, therefore it might be expected that its citizens benefit from good paying, living-wage, jobs and live in vibrant prosperous communities. Unfortunately, that is not necessarily true for the residents of the Southside Community, a historically African-American community which despite planning and government investment in the last 15 years, has not fully recovered from the private-sector disinvestment of the latter half of the 20th century. On April 27, 2016, the City of Tallahassee officially designated the South Monroe (SoMo) Street Corridor, as a Brownfields Area pursuant to the Florida Brownfields Redevelopment Act. **The Southside Community, particularly the SoMo Street Corridor which traverses the community north-south, is the primary target area for this brownfields assessment project.**

Despite being in the shadow of the State Capitol Building, the Southside Community (target area) is a historically impoverished area that has not attracted significant recent redevelopment. The SoMo Corridor overlaps the southern portion of the City's Greater Frenchtown/Southside Community Redevelopment areas (GFS District) and consists of over 1,450 acres of residential, commercial and industrial land uses located near the heart of downtown Tallahassee. **One of Tallahassee's oldest sections, the Southside Community is characterized as low income, minority (greater than 90%) with many former industrial uses such as historic rail corridor, chemical warehousing, petroleum distribution centers, light industry, animal stockyards, and a former City-owned coal gasification plant, an incinerator, and dump site.** Much of the corridor consists of underutilized properties, vacancies and brownfield sites. There are few magnets to attract developers, visitors, or neighboring residents. The area is comprised of homes and scattered businesses of prominent African-American community leaders, and was once a thriving district with locally-owned small businesses, entertainment and recreational opportunities. The area has important historical ties to the Civil Rights movement and a complex social and political history (*FSU Department of Urban and Regional Planning: Spring 2011*). The target area adjoins Florida Agricultural and Mechanical University (FAMU), one of the country's largest and oldest Historically Black Universities.

The topography of the area, hilly by Florida standards (about 150 feet above sea level), and the amount of impervious surfaces primarily at the bottom of the hills means that the target area sits in a valley and accumulates rainwater. This is particularly important as the Southside Community has historically struggled with drainage and flooding problems, partly due to Florida's constant threat of hurricanes, frequent thunder storms and severe weather, all of which are worsening as the climate changes (EPA 430-F-16-011, August 2016). The City of Tallahassee Stormwater Management program monitors runoff to protect the Floridan aquifer, the sole source of drinking water in the City and a primary source of drinking water in other communities in the state.

ii. Demographic Information and Indicators of Need

The Southside Community target area is a high poverty, predominantly minority area with an **average median household income at a level of great disparity to the nation** and the City. Taken in context of the racial make-up of the area, this fact is reflective of the area's historical poverty and the environmental justice issues here. There are a **significant number of children located in the target area** (a sensitive population of much greater number than the national and local average) and three public schools within one mile of South Monroe, the targeted corridor, all of which have a **significant percentage of students qualifying for free/reduced lunch**: 50% qualify at two and almost 100%, 661 of 664 (95.2% of students are also African-American) at another. Again information that underscores the poverty and environmental

justice issues at hand. Compounding the issues resulting from high unemployment and low income levels in the area are the high levels of crime and drug use that currently plague the entire Community Redevelopment Area (CRA) (*US Census and US DOL*). Florida law, under Chapter 163 Part III Florida Statutes, authorizes local governments to designate up to 80% of a municipality as a Community Redevelopment Area. The activities and programs offered within a Community Redevelopment Area are administered by the Community Redevelopment Agency. The Community Redevelopment Agency is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs of the targeted area. The plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area.

Because of the large number of students, many residential spaces within the corridor are rentals, however, 20% of these units were vacant with 2,670 housing units and 443 vacancies (*2010 Census*). High vacancy rates are an indicator of an area demonstrating a struggle to compete in the real estate market. As the table below indicates, **the target area is 91% African-American, considerably higher than the state and local African-American population percentages.** The area is also considered a **low-access food area with residents** needing to walk over 0.5 up to 10 miles to find grocery stores or healthy, fresh food outlets (Food Access Research Atlas, USDA.gov).

Table 1				
Demographics	Target Area – SoMo	Tallahassee	FL	USA
Population	7,981	189,907	20,271,272	321,418,820
Children	40%	17.2%	21.3%	23.1%
African-American	91%	35%	16%	13.2%
Minority	92.5%	46.7%	42.1%	32.6%
Poverty Rate	68.5%	31.1%	15.7%	13.5%
Unemployment	22%	4.8%	5.6%	4.9%
Homeownership rate	26%	40.6%	66.1%	64.4%
Per Capita Income	\$13,247	\$23,778	\$26,236	\$28,155
Median Household Income	\$16,388	\$39,524	\$46,956	\$53,046

Source: American Community Survey, 2009-2013; US Census 2015 estimates; talgov.com;

iii. Brownfields and Their Impacts

The SoMo Street Corridor within the Southside Community target area consists of an approximately 1.2 mile long commercial district fronting South Monroe and South Adams streets to the east and west, and from the CSX train tracks south to Orange Avenue. Both South Monroe and South Adams are important transportation and commercial corridors for Tallahassee. On April 27, 2016, the City of Tallahassee officially designated the SoMo Street Corridor as a Florida Brownfields Area. This is the first step for public and private investors in the corridor to secure financial and regulatory incentives offered by the Florida Brownfields Redevelopment Act. The physical character along the South Monroe Street Corridor is predominantly light industrial, with automobile repair shops as one of the most dominant and pervasive businesses. There are ten different automobile shops that range from locally owned, mom-and-pop shops to national chains like Discount Auto Parts. Car repair service represents the largest group of businesses in the area. There are a few other well-established restaurants and various businesses along South Monroe, but there is a significant mix of abandoned and derelict buildings, which give it a neglected appearance. Empty commercial/retail spaces, closed mom and pop businesses that have lost out to big box stores, litter a stretch of roadway that was vibrant just 40 years ago. The only signs of commerce are the auto part stores, gas stations, cash advance institutions and fast food establishments. Industrial sites and warehouses are shuttered. Table 2 shows existing facilities within the Southside Community and represents the types of potential brownfield properties/contaminants that may exist in the target area.

Table 2			
Category	Description	#	Source
UST	Registered Underground Storage Tanks	49	FDEP Storage Tank Database

	(assuming two tanks per site)		(Tank_41.xls and Tank41u_.xls)
LUST	Leaking Underground Storage Tanks (tanks with registered discharge)	40	FDEP Tank Facility Discharge Database (Disch_41.xls)
LAST	Leaking Aboveground Storage Tanks	2	FDEP Tank Database (Tanka_41.xls)
Priority Cleaners	Dry Cleaners w/documented impacts tasked for cleanup (no SRCO issued)	3	FDEP Database (PRL_DISCP_16June2015.xls)
SQG	RCRA Small Quantity Generator	1	EPA RCRA Database
CESQG	RCRA SQG (Conditionally Exempt)	38	EPA RCRA Database
EDR report generated 6/16/2015, Inquiry Number: 4327731.2s			

Because of its proximity to downtown Tallahassee on the north and FAMU to the west, the corridor is primed for redevelopment. As already witnessed with the successful redevelopment of the Gaines Street Brownfield Corridor (the city's first designated Florida Brownfield Area) to the northwest, successful redevelopment of this area depends, largely, on property owners and investors having a comfort level regarding cleanup needs or an understanding of potential remediation costs. Redevelopment of many environmentally stigmatized properties within the area (including properties associated with the historic rail corridor, fueling stations, automobile repair, chemical warehousing, petroleum distribution centers, light industry, former animal stockyards, and the former City-owned coal gasification plant, incinerator and dump) will result in increased residential, commercial, and light industrial uses. Revitalization of this targeted corridor will provide jobs and eliminate blight benefiting the immediately adjacent residents in an area of great need. More than 15 sites impacted by hazardous substances and 20 petroleum contaminated properties have been identified for assessment and potential remediation. The City currently has three properties in its brownfields inventory prioritized for immediate assessment and potential redevelopment activities. Preliminary site selection has identified the following:

1) 1320 S. Monroe Street, Former Coca Cola Bottling Company, 1.90 acres and zoned "Light Industrial". Historically operated as a Bottling and Trucking facility but has been vacant for over 15 years. Targeted for redevelopment into commercial space, documented petroleum impacts from a former underground storage tank (UST) release have stifled sales and potential developers.

2) 1413 S. Monroe Street, Concord Cleaners, 0.46 acres and zoned Commercial. The site has operated as a dry cleaners since the mid-60s and is currently open. The potential for soil and groundwater impacts from PCE/TCE contamination is likely. The site is situated on a block located near possible proposed commercial redevelopment area on east South Monroe frontage.

3) 1500 South Monroe/South Adams block. This Entire city block (1 block south of Concord Cleaners) is bounded by South Monroe on the east and South Adams on the west and has two leaking underground storage tank sites and two former auto repair facilities (Bear & Whitley's, Taylor Building Products – asbestos, asphalt; GCR Tire Center; and Tallahassee Tire Company – petroleum products, solvents). The block is zoned commercial and has been targeted for redevelopment as a hotel conference center due to its accessibility to downtown and nearby FAMU campus.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts

In 2015, the City of Tallahassee engaged the Urban Land Institute North Florida District Council to convene a Technical Assistance Panel for the purpose of studying a particular neighborhood within the Southside Community target area that is plagued by unemployment, poverty, crime and distressed properties. Of particular concern are the health disparities exhibited among residents, including chronic diseases and a high incidence of low birth weight infants and infant mortality. The contaminants discharged from the above properties are located directly adjacent to residential properties and have therefore disproportionately impacted the low-income target community more than other areas of the City. Blight, poverty, pollution and crime related to a concentration of Brownfield properties are threats to both the health and welfare of sensitive populations and are of concern to residents in the community. As noted earlier, a large portion of the target area is also located within the Greater Frenchtown/Southside Community Redevelopment (GFS District). Prior to establishing the redevelopment area, the Community

Redevelopment Agency (CRA) conducted a Finding of Necessity to determine which conditions of blight (as determined by Chapter 163, Part III, F.S.) existed. The Finding of Necessity, which was adopted in 1998, found a number of blighting conditions within the redevelopment area, including building and site deterioration, flooding, unsanitary conditions, and underutilized/vacant properties. In June 2000 the City adopted the Greater Frenchtown/Southside Community Redevelopment Plan which, among other things, incorporates results from the Finding of Necessity. In October 2016 the City approved the Finding of Necessity and amended the boundaries of the GFS District to include 26 commercial parcels located on the east side of South Monroe Street between Van Buren and Perkins Streets in the redevelopment area..

It is important to note that aside from Cascades Park, the Southside Community target area is lacking in recreational space. Lack of greenspace in the target area may contribute to obesity, a chronic disease and major risk factor for hypertension, cardiovascular disease, diabetes, obstructive sleep apnea, degenerative joint disease, infertility and certain cancers in men and women. As weight goes up, so does risk. Over half of Tallahassee's adults do not participate in any regular moderate physical activity, and nearly 70% do not participate in any regular vigorous physical activity. The correlation between exercise, greenspace, and weight is well documented. A study examining the role of urban design in physical fitness, published in 2005, states the degree to which City people walk or ride bicycles for daily transportation needs depends largely on how much greenspace is available. Other studies have found urban greenspace plays an important role in facilitating exercise/promoting health/wellbeing.

ii. Cumulative Environmental Issues

Within the SoMo Street Corridor is a legacy of contamination from **chemical warehousing, petroleum distribution centers, auto repair facilities, and an active dry cleaner** remains in the target project area. An active CSX rail corridor forms the northern boundary of the target area (potential **arsenic, herbicide/pesticide contamination possible**). Historically an industrial part of the city, the SoMo Street Corridor and its adjacent Southside Community neighborhoods evolved around the automobile, as the north-south roads became major commuter/arterial roadways.

While it is primarily a commercial corridor, located **one block in either direction from Monroe are heavily residential streets** with apartment complexes, student housing and single-family dwellings. According to EPA EnviroFacts data, **152 EPA regulated sites** are located within a one-mile radius of the project area and area residents (<https://oaspub.epa.gov/enviro/envirofacts>). South Monroe and South Adams remain high volume transportation corridors from the Capitol Complex southward and a major source of air pollution in the area. Light industry, such as bottling plants, dairies, distributorships, automobile repair, gas stations, and drive-ins have historically operated along the South Monroe corridor. Often referred to as auto alley, car repair is one of the most prevalent businesses in the corridor and is associated with environmental hazards. Because of this, compared to most of the City areas, residents of the Southside Community target area have been disproportionately burdened by past and ongoing pollution.

Located just north of the SoMo Street Corridor northern boundary and just south of the Capitol, is Cascades Park, whose natural source of drinking water and natural beauty helped Governor William Duval choose a nearby hill to construct the State Capitol.

The 24-acre park is situated along a Cascades Park is a 24-acre park situated along the stream known as the St. Augustine Branch. When conceived in 1971, the park had a stream and shallow waterfalls. The park is a Nationally Registered Historic Place. Directly adjacent to Cascades Park, was Centennial Field, created in 1924 as the city's **premier public gathering space; the field was closed and demolished in 1974 because of severe contamination as a result of a former manufactured gas plant, incinerator, and landfill operations** (Ensley, 2010). In 2006 remaining portions of the park were closed to the public because of the contamination from coal tar released by a manufactured gas plant that was once located on **the site**. Over \$30 million was spent for remediation and construction of the Park that includes an extensive stormwater retrofit, 3,000 seat outdoor amphitheater, 2.5 miles of multi-use trail, historical monuments, and a "children's discovery" playground.

Groundwater is the sole source of drinking water in Tallahassee. Currently 29 deep wells and eight elevated tanks, located throughout Tallahassee, provide customers with +25 million gallons a day (*talgor.com*). Groundwater is vulnerable to contamination because of the State's large areas of well-drained sandy soils overlying porous limestone. A shallow water table and high rainfall increase the potential for contamination to reach ground water. These factors exacerbate the threat of contamination to the quality of ground water resources and, in turn, to the quality and safety of drinking water (*Florida DEP*). As was noted, the Southside Community target area has struggled with flooding and drainage problems that threaten the Floridian aquifer (the sole source of drinking water in the area).

iii. Cumulative Public Health Impacts

Human health impacts are a continuing concern for area residents after generations of exposure to multiple recognized environmental hazards. Exposure to chemicals associated with the Southside Community target area's brownfields properties have the probability to create long-term health impacts on local residents, as demonstrated in Table 3 below.

Table 3	
Source/Contaminants	Potential Health Effects
Rail Corridor / arsenic, herbicide-pesticide contamination, petroleum hydrocarbons; VOCs; BTEX; solvents; fuels; oil and grease; lead; PCBs	Affected Organ Systems: Dermal (Skin), Gastrointestinal (Digestive), Hepatic (Liver), Neurological (Nervous System), Respiratory (From the Nose to the Lungs) Cancer Classification: Known Human Carcinogen
Bottling and Trucking facility / petroleum, petroleum products	Affected Organ Systems: Effects central nervous system. Cancer Classification: Carcinogenic.
Dry Cleaners / PCE, TCE contamination	Affected Organ Systems: Developmental (effects during periods when organs are developing) , Neurological (Nervous System) Cancer Classification: Carcinogenic to humans (evidence for cancer is based on kidney cancer, limited evidence for non-Hodgkin lymphoma and liver cancer, as well as, various tumors in animals)
Building Products / asbestos, asphalt (PAHs)	Affected Organ Systems: Dermal (Skin), Hepatic (Liver), Gastrointestinal (Digestive), Immunological (Immune System), Neurological (Nervous System), Cancer Classification: Probable Carcinogen
Auto Repair / petroleum products, solvents, volatile organic compounds, metals	Affected Organ Systems: Effects central nervous system. Hematological (Blood Forming), Immunological (Immune System), Cancer Classification: Known or Probable Human Carcinogen.
Sources: www.ehso.com and www.atsdr.cdc.gov	

As previously stated, the target area is an impoverished, high minority, **blighted corridor with significant sensitive populations that reside in close proximity (from 1 block to 1 mile,) to the brownfield properties.** According to the Leon County Health Department (county levels are the only data collected in Florida), **area minority residents of Leon County are nearly 30% more likely to develop and die from cancer than white residents,** for prostate cancer alone the rate is almost double (<http://leon.floridahealth.gov>). Even though the nation's infant mortality rate is down, the infant death rate among African-Americans is still more than double that of whites. Heart disease death rates are more than 40% higher for African-Americans than for whites. African-American women have a higher death rate from breast cancer despite having a mammography screening rate that is nearly the same as the rate for white women. The death rate from HIV/AIDS for African-Americans is more than 7 times that for whites; the rate of homicide is 6 times that for whites (*CDC.gov*). The very high percentage of African-Americans in the Southside Community makes this an area of concern for these typical health issues reported by CDC. Exacerbated by the fact that the area is a **Medically Underserved Area** as designated by the Health Resources and Services Administration, is another example of environmental injustice for this minority-majority community.

c. Financial Need

i. Economic Conditions

As the State capital, employment in Tallahassee is greatly influenced by the overall economy of the State of Florida which is heavily dependent on tourism and sales tax. Local jobs are dependent on the annual state budget which has declined over the past 10 years. Leon County ranked last among the twenty-three largest counties in Florida in job growth for the 12-month period ending in September 2015 (US Bureau of Labor Statistics, March 2016). In addition and consistent with national trends, the State government has been shrinking, with a 10% decrease in jobs in the Capital in the last 10 years. (*Economic Development Council of Tallahassee/ Leon County*). The City of Tallahassee has a Fiscal Year (FY) 2016 operating budget of \$706.8 million and \$145.7 million capital budget. The FY17 General Fund budget totals \$145.9 million, \$3.2 million less than the FY16 budget. In FY2015, property taxes generated \$32.9 million; during the fiscal year, net position for governmental activities decreased \$31.9 million from the prior fiscal year. This decrease in income is consistent across revenue streams. In FY2014, approximately \$35 million of new commercial construction was permitted in Leon County, a decline compared with the \$41 million permitted in FY2013. Nearly half of the City's properties are off the tax roll due to state-ownership or exemption (FSU and FAMU). While the City is on the verge of a turnaround, recovery within the SoMo Street Corridor and Southside Community target area lags.

ii. Economic Effects of Brownfields

This is a high needs urban area suffering from blight and populated with a high minority, low-income population. A significant problem in the area is the many vacant, deteriorating and underutilized buildings that create blighting conditions and detract from investment in the target area. This deterioration contributes to the area's reputation as unsafe and undesirable. Exacerbating the problem is the fact that many of these vacant buildings are old car repair shops that may contain contamination that may be costly to remediate. Abandoned or dilapidated buildings on Brownfields sites show neglect, opportunities for crime and lack of reinvestment. Public safety is a concern as these neglected sites and adjacent properties become a breeding ground for illegal activities. Brownfields drain local economies by adding to costs for policing and code enforcement.

There are measurable tax impacts associated with vacant lots: appraised value of land on a known contaminated vacant site in the CRA is appraised and worth only about 56% as much as a property in a non-CRA site (*Leon County tax assessor*). The values disparity of these properties demonstrates the potential for increased property values (and ad valorem tax revenues) through assessment/remediation of environmentally stigmatized properties. As discussed above, many residential spaces within the corridor are rentals, however, 20% of these units were vacant with 2,670 housing units and 443 vacancies (*2010 Census*). High vacancy rates are an indicator of an area demonstrating a struggle to compete in the real estate market. Both universities, Florida State University (FSU) and FAMU, have avoided investment in the target area, despite its proximity; both need substantial student housing, but neither has moved toward development of these properties, thus depriving the city of needed tax dollars. Producing no tax revenue, these properties create an economic burden as the City must continuously monitor the properties for code violations, and pursue property owners, through expensive legal channels to rectify violations.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans

The City of Tallahassee is requesting \$300,000 in assessment funding (\$150,000 for Hazardous Substances and \$150,000 for Petroleum) to perform community wide hazardous substance and petroleum assessments on multiple brownfields throughout the target area. The main focus of the project is to provide environmental assessments and cleanup planning to encourage community redevelopment and resulting living wage employment. As part of the community involvement activities, revitalization plans will be

brainstormed for the targeted sites. Redevelopment planning will be in compliance with redevelopment strategies, and land use planning, outlined in the Monroe-Adams Corridor Action Plan (June 2011), the Greater Frenchtown Southside Community Redevelopment Plan (May 2010), Downtown Tallahassee Reconnaissance and Strategic Assessment (December 2013) and the Tallahassee-Leon County Comprehensive Plan (as amended July 2015). These plans, the first two in particular, have been developed with extensive community involvement. The Monroe-Adams Plan speaks directly to the need for redevelopment and investment along the South Monroe Street Corridor.

The Plan describes desirable uses of blighted areas as: 1. Create an outdoor market place between Monroe and Adams, near Cascades Park; 2. Desirable, established, local businesses not found in other parts of town should be located here; 3. Lacking in entertainment and social venues that would make it a destination; 4. Lacking in grocery stores; 5. FAMU master plan should include mixed-use buildings; 6. Bring in more retail and restaurants. This project will include four tasks as described in detail below (Environmental Site Assessment (ESA), Reuse Planning, Outreach and Programmatic Support), which builds on a successfully completed a 2008 Brownfields Assessment Grant and ongoing work associated with the City's 2011 EPA Brownfields Revolving Loan Fund grant, which was extended for 2 years. The City anticipates garnering widespread community involvement by conducting extensive public outreach to area residents, business and other stakeholders.

ii. Timing and Implementation

(a) Contractor procurement - The City has procured engineering/consulting services for its prior and ongoing grants in compliance with State and federal regulations/rules. The City plans to re-compete for brownfields consulting & environmental engineering services from a qualified firm to carry out specific tasks and provide technical assistance with this proposed brownfields grant. This procurement process will be carried out through an open bid process and be fully consistent with Florida requirements and federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. Contractor procurement will be completed no later than four months after notification of selection.

(b) *Site Selection Process* – As this proposed project is a continuation of previous assessment activities in the City, a priority process has been established. s. Public input from an April 27, 2016 public hearing and from the City's March 2016 Sustainable You Conference that involved community members from across the City and County will be used to create a priority list for currently identified sites. In months 4-9 of the proposed project, the City will review the current inventory list and current site access agreement and will host a public meeting where site prioritization and planning will take place in a workshop format. The City also has a standing form within its Environmental Services webpage [<https://www.talgov.com/eper/eper-greenprint-home.aspx>] where residents can share ideas for sustainable redevelopment through the grant period.

(c) *Obtaining and securing site access*: Extensive surveying and SWOT analysis was conducted by the City as part of the comprehensive planning for the City, the Southside CRA, and for the Monroe Adams Corridor, which was combined with information collected by the 2008 assessment grant and the 2011 RLF grant to confirm sites identified but not previously assessed. Only sites that meet the federal definition of a brownfield were and will be considered. The planned process for site selection and prioritization will include: review of databases for properties likely to present a threat of environmental contamination (regulatory properties); review of previous assessment work; windshield surveys or other on-site visits; public and property owner input; health or environmental threat; sites that are likely to be redeveloped or enhance nearby redevelopment; projects sponsored by community redevelopment agencies, housing authorities, regional planning councils, water management districts and non-profit organizations; properties being considered for acquisition by local governments; properties listed on EPA's CERCLIS database that have been assigned a no further action priority status.

The City understands that public input is a critical component of site prioritization. The process is guided by two major factors: 1.) meeting the needs of the community and; 2.) ability to make it happen. The City has extensive experience with assessment, remediation, and redevelopment of Brownfields sites.

Property owners of the targeted properties have been contacted and informed of the site assessment activities that are planned for the SoMo Street Corridor.

Public education on the benefits of local brownfield programs under Florida law and community involvement is a critical part of this process. Two public meetings were held in 2015 (February and November) to inform the local residents and business owners that the City intended to designate the SoMo Street Corridor as a Brownfields Area and plan to apply for an EPA Brownfields Community-Wide Assessment grant to complement the City's existing Brownfields RLF grant. The Brownfields designation of the SoMo Street Corridor was completed in April 2016.

b. Task Descriptions and Budget Table

i. Task Descriptions

Assessment – Conduct Environmental Site Assessment activities (ESAs) at selected sites: Ten (10) ASTM-AAI compliant Phase I's @ \$3,500 each for a total of \$35,000; One (1) Generic Quality Assurance Plan (QAPP) @ \$6,500; five (5) Site Specific-QAPPs @ \$3,500 each for a total of \$17,500; Five (5) Phase II's @ an average cost \$32,200 for each site for a total of \$161,000. Assessment total approximately: \$220,000 (@50% petroleum/50% hazardous substances). Phase II ESA cost will vary due to the complexity of the site and the type of contaminant(s). Phase I/II funds may be used for Asbestos and Lead Based Paint surveys to support existing building demolition or renovation activities on Brownfields properties.

Remediation/Reuse Planning – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered in city-wide remediation/reuse planning. The actual number of Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans will depend on the complexity and proposed reuse of each site. For budgetary purposes \$40,000 has been earmarked for this project task. (@50% hazardous substances/50% petroleum).

Outreach– Develop/maintain strategic partnerships and create a Community Involvement Plan; disseminate information/comments to/from community & stakeholders, host community meetings. \$8,000 in travel funds is budgeted to supplement travel funds from other sources; attendance at national/ regional brownfields related training conferences/workshops is planned. \$4,000 is budgeted for printing. \$14,000 is budgeted for developing the CIP and hosting community-wide meetings, focus groups, charrettes, & visioning sessions – totaling \$26,000. (@50% hazardous /50% petroleum).

Programmatic Support – City staff will directly oversee grant implementation and administration and, as necessary and in support of its activities, will secure contractual support to assist and ensure compliance with EPA cooperative agreement terms & conditions. City staff will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. \$14,000 is budgeted for contractual program support. The City will consider time and efforts of its employees during the life cycle of the grant program as in-kind leveraged resources.

ii. Budget Table

Hazardous Substances					
Categories	Project Tasks				
	PHI/II Assessments	Remediation/ Reuse Plan	Outreach	Programmatic Support	Total
Travel	\$ 0	\$ 0	\$4,000	\$ 0	\$4,000
Supplies	\$ 0	\$ 0	\$2,000	\$ 0	\$2,000
Contractual	\$110,000	\$20,000	\$7,000	\$7,000	\$144,000
Total	\$110,000	\$20,000	\$13,000	\$7,000	\$150,000

Petroleum Products					
Categories	Project Tasks				
	PHI/II Assessments	Remediation/ Reuse Plan	Outreach	Programmatic Support	Total
Travel	\$ 0	\$ 0	\$4,000	\$ 0	\$4,000
Supplies	\$ 0	\$ 0	\$2,000	\$ 0	\$2,000
Contractual	\$110,000	\$20,000	\$7,000	\$7,000	\$144,000
Total	\$110,000	\$20,000	\$13,000	\$7,000	\$150,000
Grand Total	\$220,000	\$40,000	\$26,000	\$14,000	\$300,000

c. Ability to Leverage

Tallahassee will use the Brownfields program as one of a multi-layered incentive approach to implement redevelopment. Foremost, the City will continue to leverage its 2011 EPA Revolving Loan Fund award of \$1,000,000 that has been given continuation for another 2 years. These funds will attract developers that want to take advantage of these sites' proximity to Downtown and FAMU/FSU. A primary layer of incentives is provided by the Florida Brownfields Program, including: FDEP Voluntary Cleanup Tax Credit Program (up to 50% tax credits for cleanup); Brownfields Building Materials Sales Tax Refund (refund of sales tax for overall affordable housing/redevelopment projects); Brownfields Job Bonus Refund (\$2,500 tax refund/each new job created). Other Brownfields incentives that may be leveraged include Federal Brownfields Tax Incentive, Liability Protection for Lenders and Redevelopers who agree to cleanup sites, Voluntary Cleanup Tax Credit, Expedited Review of Documents, Risk-Based Corrective Action, and the Clean Water State Revolving Loan. The state offers several financial incentives, 12 regulatory incentives, and 4 technical assistance incentives (Florida §376.84). Tallahassee will take full advantage of leveraging assessment funds via coordinating state economic and other incentive programs for eligible projects and will work closely with economic/community development staff to fully explore incentive programs for eligible assessment projects, such as Sales Tax Credit, Corporate Income Tax Credit, Capital Investment Tax Credit, Building Materials Sales Tax Refund, Community Contribution Tax Credit and Qualified Target Industry Tax Refund.

The experience gained from leveraging federal and state incentives into the successful redevelopment of Cascades Park and the Gaines Street Corridor Brownfields area positions the City for this opportunity to advance redevelopment efforts along the SoMo Street corridor. A major portion of the South Monroe (SoMo) Street Corridor is within the southern section of the Greater Frenchtown/Southside Community (GFS) Redevelopment Area. As such, redevelopment projects that are consistent with the GFS Community Redevelopment Plan may be eligible for CRA financial assistance through tax increment funds (TIF). Since 2002, the Greater Frenchtown/Southside District has committed over \$3.1 million in tax increment funds to capital projects.

Additionally, state and federal government partnerships have contributed \$7.3M in capital funds to projects in the Southside District (see 3.b.ii). These capital projects include a wide array of projects including affordable housing, community centers, sidewalk and streetscape improvements to the target area totaling \$1,369,563, infrastructure improvements, building construction improvements, and land acquisition. For example, the CRA provided a developer with \$450,000 in design incentives to construct an extended-stay hotel on a brownfields site. The CRA has also provided financial assistance for such redevelopment projects as commercial façade improvement grants, commercial painting grants, retail incentive loans (no longer active), infrastructure enhancements (bus stop improvements, lighting, sidewalk features, etc.), affordable housing improvements (both renovation and new construction), and large scale redevelopment projects. In 2009 the City spent \$1,251,387.56 on water and sewer infrastructure upgrades in the area, and will spend a projected \$8 million on gas line and streetscape upgrades (work began in May 2010). Altogether, \$92 million of public investments have helped generate over \$360 million of private development in the area since 2005. In addition, the recently improved GFS Investment Plan includes additional funding initiatives that will be implemented over the next 3 to 5 years within the proposed

brownfield area, including a Southside Farmer's Market, South Monroe/Adams Business Corridor Enhancements (in coordination with City Underground Utilities and Blueprint capital improvement projects) and a FAMU Way to Magnolia Street Art District. The City will also continue to seek additional support from federal partners, including HUD, Economic Development Administration, and US Army Corps of Engineers, to identify potential grant funding sources. For example, affordable housing projects eligible for CDBG, SHIP and HOME funds.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan

The City will develop a written Community Involvement Plan (CIP), seeking input on the CIP as broadly as possible, but particularly from residents closest to the targeted community sites (known interested citizens/businesses, community leaders, external experts (including State and EPA staff). For this project, the communications plan will include both formal and informal communication strategies, and will evolve over the life of the project based on input/feedback.

A Citizen's Advisory Committee consisting of nine (9) members representing the business and neighborhood components of the Frenchtown and Southside Communities will serve as ambassadors for this Brownfields project. They have volunteered to provide outreach and education on a personal basis, keeping their families, friends and neighbors informed. Public input will be sought on project planning, site selection, cleanup decisions (ABCAs) and reuse planning.

There is broad agreement amongst the residents and local business owners on the Southside target area's importance and interest in its future. Desired outcomes included higher standards of development/environment quality in implementation of proposed Future Land Uses, sense of place, definition of SoMo Street Corridor as a major downtown gateway, incorporation of residential/mixed uses in a pedestrian-friendly setting, and resolution of traffic and parking problems. Up to five (5) public meetings will be held, depending on need and interest to seek public participation to ensure on the assessment project, site selection, and redevelopment options. The City will make the draft documents available for review and comment and will also address comments by the community be incorporated in revised documents.

ii. Communicating Progress

The City regularly communicates via email/meetings to establish and maintain interest in community revitalization activities. The City may place public notifications at regularly scheduled monthly Commission meetings and the City's website. The City televises meetings on a publicized regular basis to discuss various issues, including brownfields topics. Public service announcements on local radio stations may be used, or informational flyers via a variety of channels (including local churches, neighborhood associations, and schools). The City's website contains reports tailored for community members, including all information related to ongoing revitalization planning for Tallahassee's Southside (summary of meeting minutes, draft and final reports, etc.). Tallahassee invites community members and local businesses to workshops/presentations, and offers brownfields presentations to local community-based and professional organizations. Tallahassee also maintains an active schedule with CRA public meetings and events. All meetings are publicized and open to the public. Language barriers are typically not an issue in the target area but translation services are provided when requested.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

The City of Tallahassee has a long and positive relationship working with local, state, and federal agencies, particularly the Florida Department of Environmental Protection (FDEP) which oversees the State's Brownfields Redevelopment Program. FDEP has responsibility for review of assessment

activities/reports and the following cleanup activities in the state. FDEP will also make eligibility decisions and specify cleanup target levels on sites selected for assessment. Any cleanup activities will be conducted with state oversight and developers will be encouraged to negotiate cleanup agreements with the State and take advantage of FDEP brownfield incentives. FDEP presented the City with its 2016 Northwest District Environmental Stewardship Award to recognize the City for its outstanding environmental stewardship activities and excellent partnership with the Agency. Besides the FDEP, the City will work closely with the Leon County Health Department on community engagement and education on public health, providing technical assistance if necessary, and promote efforts to improve the health of residents and address environmental justice to reduce health disparities.

ii. Other Governmental Partnerships -

Tallahassee has been awarded grants/financial assistance from federal and state programs for many years. These programs/agencies can serve as a funding source; advisory capacity; planning input; implementation assistance; state-level dissemination; coordination to reduce duplication of efforts and ensure potential replication at other Brownfields sites. The City will seek out these programs as partners in its ongoing brownfields efforts. In the last five years, the City has partnered with the following agencies all of which have provided financial assistance funding within the Greater Frenchtown/Southside Community Redevelopment areas (GFS District) (target area).

Governmental Partnership Investments in Southside Target Area			
Federal	(FY10-16)	State	(FY10-16)
US Department of HUD		Dept. of Emergence Management	\$401,793
Emergency Home Repair Program	\$972,212	FL Homeland Security Grant	\$82,000
Homeowner Rehab Program	\$1,189,613	US Department of Justice	\$3,389,720
US EPA	\$190,000	DOT	\$863,584
EHRP	\$306,580	DEO	\$ 470,000

c. **Partnerships with Community Organizations**

i. Community Organization Description & Role

Community Organization	Description	Role Pledged
Apalachee Regional Planning Council	Redevelopment Agency	Willing to serve on working committees or the Advisory Board
Nick's Restaurant	Local Business	Host meetings
South City Neighborhood Association	Resident Association	Public Engagement; Advisory Board
Council on Culture & Arts (COCA)	Non-Profit (Arts)	Public Engagement, Advisory Board
Graceful Solutions	Non-Profit (Housing)	Serve on Advisory Board
Big Bend Habitat for Humanity	Non Profit (Housing)	Public Outreach; Identify redevelopment opportunities; Serve on Advisory Board
Florida Agricultural & Mechanical Univ.	University	Faculty Research Services; Advisory Board
Florida Brownfields Association	Professional Org.	Technical Assistance, Outreach, Marketing
Apalachee Regional Planning Council	Developer	Advisory Board

ii. Letters of Commitment - Please see attached.

d. **Partnerships with Workforce Development Programs**

The City is committed to promoting local hiring in its assessment, cleanup, and redevelopment efforts. The City will partner with CareerSource Capital Region to connect workers with job opportunities. The City will also publicize and encourage developers to take advantage of Florida's Brownfield Job Bonus Refund (\$2500 tax refund/each new job created), one of several FDEP incentives for developers in

Tallahassee brownfield areas. The closest EPA funded Job Training program is in Jacksonville FL (165 miles) and is not readily accessible. The area's designation as a State Enterprise Zone brings incentives to businesses locating here and helps ensure job growth & long-term economic vitality. One example of new business brought to the area as a result of previous brownfields funding is an extended-stay hotel: the Downtown District (another City CRA) provided \$450,000 in incentives to reduce enhanced development costs to the developer. In exchange for the incentive, the developer agreed to a number of design conditions required by the City to ensure the hotel design was consistent with the Gaines Street Design Guidelines. This project has added over 100 full and part-time jobs and has expanded the Downtown District Redevelopment Area tax base by adding \$9.6 million in new taxable value when added to the tax rolls is a more than 1,600% increase from the pre-development value.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits

The following environmental, public health and social benefits will be realized as a result of the implementation of this brownfield assessment program:

- Removal of identified contaminants and reduction of public exposure;
- Measures that ensure the prevention of future pollution, reducing the risk of future exposures;
- Removal of blight and the current stigma associated with contaminated properties resulting in an improved community image and a renewed sense of community pride;
- Clean properties available for recreational facilities and promotion of healthy activities/exercise;
- Assessed properties available for targeted revitalization opportunities;
- Revitalization bringing new living-wage job opportunities to the community;
- Increased opportunities for the provision of quality, affordable housing;
- Improved public infrastructure, including transportation improvements, street lighting and sidewalks promoting public safety; and
- Promotion of equitable development and environmental justice in redevelopment efforts.

Environmental: - Assessment, cleanup and property revitalization will have a direct impact on environmental health by: eliminating or reducing release of contaminants to the environment; focusing on reuse of existing developed areas with existing infrastructure thus eliminating sprawl and discouraging development in greenfields (natural or agricultural) lands; eliminating runoff to area streams; and eliminating/reducing contaminants entering the groundwater. Tallahassee will further emphasize environmental and community health through the transformation of blighted and contaminated properties into opportunities for parks/recreational projects. It is anticipated that several of these brownfield sites may offer an opportunity for recreation and open space uses. Studies have shown that increased recreational lands and open space encourage healthy activities. Tallahassee will continue its efforts to address some of these difficult community-wide health issues potentially through creation of new recreational areas that will provide residents, who may not have previously had access to parks or bike trails, with the opportunity for increased physical activity. Using assessment for this purpose is directly aligned with the City's Land Use goals. During 2014, the City continued to redevelop land within the urban core, transforming contaminated, blighted, or otherwise underutilized areas into cultural amenities that address environmental concerns, enhance walkability, and strengthen economic vitality. Specifically, the City completed the construction of Capital Cascades Park, which transformed the once contaminated 24-acre area in the southeast corner of Tallahassee's downtown into a park that includes an amphitheater, multi-use trails and paths, a 2.5 mile connector trail (Cascades Trail) to the FAMU and FSU campuses, an interactive water play plaza, a children's play area, and many other amenities.

Health and Welfare - Assessments in the South Monroe Corridor will be performed with care and attention given to nearby and sensitive populations to ensure that residents are neither further exposed

nor inconvenienced during environmental activities (including cleanup activities). The County's Environmental Health Program is responsible for monitoring conditions within the community that could present a threat to the health and safety of the public. This effort will include other stakeholders including health care providers, community based organizations and community groups. By immediate response to the findings of environmental assessments, the City will eliminate potential soil, groundwater, and surface water contamination, which will reduce potential public health problems such as cancer, asthma, and birth defects in the surrounding population (see Section V.B.1.b above). The three (3) selected sites/areas described earlier are targeted for commercial redevelopment and a proposed hotel/conference center, all of which will improve quality of life and bring jobs to the Southside Community. Improvements due to these assessments will lead to increased access to health care, through creation of jobs, increasing income and employer paid insurance. Housing will also be addressed as contaminants in close proximity to residential areas are assessed and plans made for remediation. Brownfield assessments will encourage community-driven redevelopment projects. Social benefits will be realized as these properties gain productive reuse, including local employment opportunities, strengthen disadvantaged and blighted neighborhoods by addressing the longstanding contamination issues and creating the opportunity for the growth of new businesses in the community.

b. Economic and Community Benefits

Environmental contamination is a hindrance to community revitalization. Cleanup and redevelopment of the sites can encourage higher property values and create jobs, as well as positively impact the local economy by creating a safer, healthier urban space to house businesses and residences. The selected sites are situated amidst once-thriving areas of business in and near the Florida Capitol. Implementation of the proposed brownfield program will result in an expansion of the community tax base, both through enhanced property tax value and elevated sales tax revenues and reduction of blight and improved community image that will further encourage redevelopment and new uses of space. Higher employment rates would elevate per capita and household incomes, as well as improve purchasing power and increase home ownership rates, which are very low in the target area. Economic activity is improving and the Tallahassee unemployment rate has dropped to pre-recession levels. However, job growth has not been evenly distributed in the community and some neighborhoods still have high levels of unemployment. Brownfields Assessment funding provides opportunities for redevelopment of brownfields to viable economic development and housing projects that will **create jobs and expand the local tax base**. Upon the successful completion of assessment and remediation services, Tallahassee will be able to begin the redevelopment process on current brownfield sites. The community will have improved site information available for communications with prospective developers to spur their investments in the community. The increased tax base and renewed economy brought about by redevelopment of these sites will result in improved tax revenues. Such an increase would afford the City the opportunity to enhance public services, public health and enhance continued redevelopment efforts within the community.

National statistics show that up to 33% of environmental assessments reveal no cleanup is needed. This quick removal of uncertainty, will incentivize developers, and remove the fear and stigma of blight with relatively little effort/cost. Reduction of blight and the opportunity for redevelopment will pave the way for new business growth that promotes economic revitalization, which will have wide ranging financial and quality of life effects, allowing the City resources to increase health through improvements to air and water quality through greenspace development, job prospects leading to health insurance for more residents, increased recreational amenities contributing to a healthier population and lower health care costs and increased purchasing power leading to regrowth of the area's small local businesses and overall consumer economy. To ensure CRA programs and projects are meeting their objectives, the City developed performance measures to annually assess the program outcomes. The performance measures were presented to and approved by the CRA Board in 2015.

This project will provide important non-economic benefits as well as it directly aligned with the City's strategic goal in the area of Quality of Life: To enhance the community from a comprehensive viewpoint

focused on the overall needs of the people, including the health and well-being of the community, sustainability initiatives, human services, and arts and culture (*City of Tallahassee, 2014 Report to Citizens*). The City is relying on information gathered as part of this Brownfields assessment grant, if awarded to help develop a potential policy to promote energy efficiency in commercial facilities, implement a Farmers Market Promotional Program, and decide on a Green Cleaning Pilot Project.

To summarize, the following benefits are directly linked to the needs described earlier:

Community Need		Project Benefit
Economic	Low income area	Remediated properties can be used for residential and retail, adding to the tax base and attracting developers
	High vacancy	
Welfare	Blighted properties	Leveraging – City is investing in 3 new police officers for the area
	High crime	
Health	Low birth weight	Remediated contaminants improve public health
	High breast cancer rates	
	Obesity	Added greenspace (Cascades Park & Trail)
Environmental	Storm water risk to groundwater	Mediates risks associated with Climate Change

5. **PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

a. **Audit Findings**

The CPA firms of Thomas Howell Ferguson and Law Redd Crona & Munroe audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Tallahassee for the year ended September 30, 2015, which collectively comprise the County's basic financial statements and issued their report on March 21, 2016. No adverse findings were reported. In fact, the Government Finance Officers Association of the United States and Canada awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Comprehensive Annual Financial Report.

b. **Programmatic Capability**

The City has team in place successfully managing its current brownfield grants. The team consists of John Powell, Alissa Meyers, and Sri Tammiseti. The City has previously successfully managed the City's Assessment grant, three Cleanup grants, and the current RLF. Alissa Meyers will serve as the overall Project Manager for the City of Tallahassee. Ms. Meyers is a Florida Bar Licensed Attorney with more than 15 years of experience in environmental matters. Technical oversight will be provided by Sri Tammiseti an Environmental Engineer in the Environmental Services and Facilities Department within the City of Tallahassee. Mr. Tammiseti is licensed as a Professional Engineer and who previously worked for over 15 years with the Florida Department of Environmental Protection. The City has procured engineering/consulting services for its prior and ongoing grants in compliance with State and federal regulations/rules. The City plans to re-compete for brownfields consulting & environmental engineering services from a qualified firm to carry out specific tasks for its proposed brownfields grant. This procurement process will be carried out through an open bid process and be fully consistent with Florida requirements and federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. Tallahassee has been awarded grants/financial assistance from federal and state programs for many years and has successfully managed/accounted for them. For the fiscal year ended 9/30/15, Tallahassee received and effectively managed grant awards and financial assistance funding in excess of \$17.9 million in federal awards and over \$3.8 million of state financial assistance. The City has both hiring and contractor procurement systems in place to replace key resources and obtain contractor services in the event that unexpected turnover occurs.

As mentioned previously, FEDP awarded the City its 2016 Environmental Stewardship award and had these comments on the capability of the City and its brownfields staff: "The City of Tallahassee's wide range of operations have a direct impact on the quality and health of our environment and the community.

The city employs conservative and sustainable practices, and environmental considerations are factored into their daily operations. The city's remediation work at Cascades Park is a shining example of site reuse. The city continues to have one of the most successful brownfields programs in the state of Florida, utilizing brownfields grant funding for the assessment and remediation of properties contaminated with hazardous substances and petroleum so those sites can be redeveloped. In August 2016, the city's underground utilities and public infrastructure department became the first public utility in the world to achieve certification to the new standards by NSF-ISR. ISO 14001 Environmental Management System is an international standard designed to maintain regulatory compliance, protect the environment and foster a culture of continuous improvement [<https://depnewsroom.wordpress.com/northwest-district-environmental-stewardship-award-winners/>].”

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The City will document, track, and evaluate the following outputs and outcomes continually through submittal of quarterly progress reports, annual disadvantaged business enterprise reporting, annual Federal Financial reporting, ACRES database tracking, and monthly teleconferences with the EPA Project Officer: number of sites assessed; number of sites for which property title transfers are facilitated; acres of land redeveloped and square footage of buildings positioned for adaptive reuse; acres of parks/greenspace created; length of walking or bike trails created; amount of private investment and other funding leveraged; jobs created or retained; increased property and sales tax revenue generated; number of buildings seeking LEED certification; and reduction in storm water impact.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

Program	Awarding Agency	Amount Awarded	Funds Remaining	Date Awarded
Brownfields Assessment	US EPA	\$400,000	0	2008
Brownfields Clean Up (3 awards)	US EPA	\$600,000	0	2009
Revolving Loan Fund	US EPA	\$1,000,000	795,679.23	2011 (2 Year Extension)

1. Accomplishments

In 2008, the City received a Brownfields Assessment grant for \$400,000 to assess properties along the Gaines Street Corridor. The funds were used to complete 13 Phase I, Phase II, and/or supplemental Environmental Site Assessments at 9 City-owned properties in the Gaines Street Corridor, covering approximately 15 acres. In July 2009 the City received three Brownfields Cleanup grants (combined) totaling \$600,000 to be applied to projects in the Gaines Street Corridor. As an outcome of the 2009 cleanup grants, the Salie and Arts Exchange properties were remediated and redeveloped into upscale student housing and Hampton Inn, respectively. The City continues to manage its \$1,000,000 Brownfields Revolving Loan Fund Grant (RLF) which was extended to 2018. The City has successfully loaned \$200,000 and awarded a \$200,000 sub-grant to the neighboring City of St. Marks to augment and leverage an existing EPA Brownfields cleanup grant; both have been successfully closed. On December 10th, 2016 the City received a loan application for the majority of the remaining RLF funds to augment and facilitate development of a student housing complex located on a Brownfields site.

2. Compliance with Grant Requirements

The City successfully closed out its 2008 assessment grant and three (3) separate cleanup grants awarded in 2009, and is successfully managing its RLF grant, in compliance with the approved workplans, schedules and terms & conditions. Grant deliverables (QAPPs, ESA reports, quarterly and final reports, including final cleanup reports) were completed per the workplans and submitted on time. Measurable outputs and achievements of all are accurately reflected in EPA's ACRES database. The assessment and cleanup grants were completed on time and within budget.

Appendix 3

Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Tallahassee, Florida

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Not applicable

Page Number(s): _____

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	X, 9 and see attachments
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	X, 5

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

November 7, 2016

Barbara Alfano
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960

Dear Ms. Alfano:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Tallahassee's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-16-08, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.C.2.h. EPA Brownfields grant funding will strengthen the City of Tallahassee's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the City of Tallahassee consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The City is also encouraged to contact Sally Cooley, the Northwest District Brownfields Coordinator, at (850) 595-0558 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in blue ink that reads "Laura Barrett".

Laura Barrett, Administrator
DoD and Brownfields Partnership Section

LB/jc

Ms. Barbara Alfano

Page 2

November 7, 2016

cc:

John K. Powell, J.D., P.E., Environmental Regulatory Compliance Administrator, City of Tallahassee (John.Powell@talgov.com)

Sally Cooley, FDEP Northwest District Brownfields Coordinator (Sally.Cooley@dep.state.fl.us)

Barbara Alfano, EPA Region 4 Florida Grants Coordinator (Alfano.Barbara@epa.gov)

Roger Register, National Brownfields Practice Leader, Cardno (Roger.Register@cardno.com)

Carolyn Weaver, Grants Manager, Cardno (Carolyn.Weaver@cardno.com)

City of Tallahassee, Florida
FY 2017 EPA Community-Wide Brownfields Assessment Grant

TABLE OF APPENDICES

A THRESHOLD CRITERIA

B LEVERAGE VERIFICATION

C LETTERS OF COMMITMENT- COMMUNITY BASED ORGANIZATIONS

City of Tallahassee, Florida
FY 2017 EPA Community-Wide Brownfields Assessment Grant

Appendix A

THRESHOLD CRITERIA

City of Tallahassee, Florida
FY 2017 EPA Community-Wide Brownfields Assessment Grant

Appendix A. Threshold

1. Applicant Eligibility. The City of Tallahassee is eligible to apply for the EPA Brownfields Assessment Grant as it is a local unit of government under 40CFR Part 31.1
2. Community Involvement. See Appendix C for Letters of Support.

The City will develop a written Community Involvement Plan (CIP), seeking input on the CIP as broadly as possible, but particularly from residents closest to the targeted community sites (known interested citizens/businesses, community leaders, external experts (including State and EPA staff). For this project, the communications plan will include both formal and informal communication strategies, and will evolve over the life of the project based on input/feedback.

A Citizen's Advisory Committee consisting of nine (9) members representing the business and neighborhood components of the Frenchtown and Southside Communities will serve as ambassadors for this Brownfields project. They have volunteered to provide outreach and education on a personal basis, keeping their families, friends and neighbors informed. Public input will be sought on project planning, site selection, cleanup decisions (ABCAs) and reuse planning.

There is broad agreement amongst the residents and local business owners on the Southside target area's importance and interest in its future. Desired outcomes included higher standards of development/environment quality in implementation of proposed Future Land Uses, sense of place, definition of SoMo Street Corridor as a major downtown gateway, incorporation of residential/mixed uses in a pedestrian-friendly setting, and resolution of traffic and parking problems. Up to five (5) public meetings will be held, depending on need and interest to seek public participation to ensure on the assessment project, site selection, and redevelopment options. The City will make the draft documents available for review and comment and will also address comments by the community be incorporated in revised documents.

3. Site Eligibility and Property Ownership Eligibility. NOT APPLICABLE

City of Tallahassee, Florida
FY 2017 EPA Community-Wide Brownfields Assessment Grant

Appendix B

LEVERAGE VERIFICATION

December 16, 2016

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street,
Atlanta GA 30303-8960

**RE: Leverage Verification and Commitment
2017 EPA Brownfields Community-Wide Assessment Grant**

Dear Ms. Alfano:

The City of Tallahassee is committed to furthering community revitalization and to removing environmental injustice from our most at-risk neighborhoods. The City intends to utilize EPA Brownfields Assessment funds to complement its existing Revolving Loan Fund (RLF) grant to facilitate further assessments and cleanup, if necessary, to create further economic opportunities and future redevelopment in the community.

During the FY17-FY20 grant period, the City intends to leverage the following funds towards Brownfields redevelopment:

- Approved \$ 1.5 million in grant funds for the construction of a new medical center that will provide enhanced care to HIV/AIDS patients and serve as a primary care center for area residents.
- Approximately \$85,000 of City's Affordable Housing Division to purchase three (3) residential homes in the Southside area for demolition and future redevelopment.
- Approximately \$100,000 dedicated by the Community Development Agency (CRA) for improvement façade grants of properties in the Southside area.
- The CRA budgeted \$ 200,000 for new home construction, owner-occupied home repairs, and emergency home repairs to be leveraged with funds from the City Tallahassee's Affordable Housing Division.
- The CRA allocated approximately \$ 200,000 in funds for landscaping and improvements to the South Towne and South City shopping malls on the South Monroe Street. Corridor.
- Approximately \$ 100,000 of Community Development Block Grant (CDBG) Section 108 funding annually goes towards Brownfields area improvement projects.
- The City tracks employee time and efforts spent supporting and managing the Brownfields program as in-kind services. It is estimated that approximately \$ 60,000 in cost share funds will be leveraged during the life of the assessment grant, if awarded.

Ms. Barbara Alfano
December 16, 2016
Page Two

The City of Tallahassee appreciates the opportunity to apply for FY 2017 EPA Brownfields Community-wide Assessment Grant funding. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Alissa B. Meyers". The signature is fluid and cursive, with the first name "Alissa" being more prominent than the last name "Meyers".

Alissa B. Meyers, J.D.
Environmental Regulatory Compliance Administrator

EPA Funding Information

BF - 95481911 - 1 Page 2

FUNDS	FORMER AWARD	THIS ACTION	AMENDED TOTAL
EPA Amount This Action	\$ 1,000,000	\$ 0	\$ 1,000,000
EPA In-Kind Amount	\$ 0	\$	\$ 0
Unexpended Prior Year Balance	\$ 0	\$	\$ 0
Other Federal Funds	\$ 0	\$	\$ 0
Recipient Contribution	\$ 200,000	\$	\$ 200,000
State Contribution	\$ 0	\$	\$ 0
Local Contribution	\$ 0	\$	\$ 0
Other Contribution	\$ 0	\$	\$ 0
Allowable Project Cost	\$ 1,200,000	\$ 0	\$ 1,200,000

Assistance Program (CFDA)	Statutory Authority	Regulatory Authority
66.818 - Brownfields Assessment and Cleanup Cooperative Agreements	CERCLA: Sec. 101(39) CERCLA: Sec. 104(k)(3)	2 CFR 200 2 CFR 1500 40 CFR 33 and 40 CFR 35 Subpart P

[illegible]

Budget Summary Page

Table A - Object Class Category (Non-construction)	Total Approved Allowable Budget Period Cost
1. Personnel	\$46,000
2. Fringe Benefits	\$14,200
3. Travel	\$14,000
4. Equipment	\$0
5. Supplies	\$10,000
6. Contractual	\$75,800
7. Construction	\$0
8. Other	\$1,040,000
9. Total Direct Charges	\$1,200,000
10. Indirect Costs: % Base	\$0
11. Total (Share: Recipient <u>20.00</u> % Federal <u>80.00</u> %.)	\$1,200,000
12. Total Approved Assistance Amount	\$1,000,000
13. Program Income	\$0
14. Total EPA Amount Awarded This Action	\$0
15. Total EPA Amount Awarded To Date	\$1,000,000

Administrative Conditions

The following administrative conditions are added and are applicable to the new funding and any unobligated balances (**defined at 2 CFR 200.98**) remaining on the award at the time of this amendment unless otherwise noted:

GENERAL TERMS AND CONDITIONS

The recipient agrees to comply with the current EPA general terms and conditions available at: <https://www.epa.gov/grants/epa-general-terms-and-conditions-effective-march-29-2016-or-later>.

These terms and conditions are in addition to the assurances and certifications made as part of the award and the terms, conditions or restrictions cited throughout the award.

The EPA repository for the general terms and conditions by year can be found at:

<http://www.epa.gov/grants/grant-terms-and-conditions>

The applicable terms and conditions below are in addition to the general terms and conditions noted above:

1. ANNUAL FFR (INTERIM) PURSUANT TO 2 CFR 200.327

Pursuant to 2 CFR 200.327, EPA recipients shall submit an interim annual Federal Financial Report (FFR, SF-425) to EPA no later than 90 calendar days following the anniversary of the award date. The form is available on the internet at:

<http://www2.epa.gov/financial/forms>.

The following reporting period end dates shall be used for interim annual reports: 3/31, 6/30, 9/30, or 12/31.

At the end of the project, the recipient must submit a final FFR to EPA no later than 90 calendar days after the end of the project period. The form is available on the internet at: <http://www2.epa.gov/financial/forms>. All FFRs must be submitted to the Las Vegas Finance Center (LVFC) via email LVFC-grants@epa.gov or fax at 702-798-2423.

2. UTILIZATION OF SMALL, MINORITY AND WOMEN'S BUSINESS ENTERPRISES

GENERAL COMPLIANCE, 40 CFR, Part 33

The recipient agrees to comply with the requirements of EPA's Disadvantaged Business Enterprise (DBE) Program for procurement activities under assistance agreements, contained in 40 CFR, Part 33.

MBE/WBE REPORTING, 40 CFR, Part 33, Subpart E

MBE/WBE reporting is required in annual reports. Reporting is required for assistance agreements where there are funds budgeted for procuring construction, equipment, services and supplies, including funds budgeted for direct procurement by the recipient or procurement under subawards or loans in the “Other” category that exceed the threshold amount of \$150,000, including amendments and/or modifications.

Based on EPA’s review of the planned budget, this award meets the conditions above and is subject to the Disadvantaged Business Enterprise (DBE) Program reporting requirements. However, if recipient believes this award does not meet these conditions, it must provide the DBE Coordinator with a justification and budget detail within 21 days of the award date clearly demonstrating that, based on the planned budget, this award is not subject to the DBE reporting requirements.

The recipient agrees to complete and submit a “MBE/WBE Utilization Under Federal Grants, Cooperative Agreements and Interagency Agreements” report (EPA Form 5700-52A) on an annual basis. All procurement actions are reportable, not just that portion which exceeds \$150,000.

When completing the annual report, recipients are instructed to check the box titled “annual” in section 1B of the form. For the final report, recipients are instructed to check the box indicated for the “last report” of the project in section 1B of the form. Annual reports are due by October 30th of each year. Final reports are due by October 30th or 90 days after the end of the project period, whichever comes first.

The reporting requirement is based on total procurements. Recipients with expended and/or budgeted funds for procurement are required to report annually whether the planned procurements take place during the reporting period or not. If no budgeted procurements take place during the reporting period, the recipient should check the box in section 5B when completing the form.

MBE/WBE reports should be sent to:
R4epagrantsmbewbereporting@epa.gov
cc: johnson.sharonita@epa.gov
Attn: Sharonita Johnson

The current EPA Form 5700-52A can be found at the EPA Office of Small Business Program’s Home Page at http://www.epa.gov/osbp/dbe_reporting.htm

This provision represents an approved deviation from the MBE/WBE reporting requirements as described in 40 CFR, Part 33, Section 33.502; however, the other requirements outlined in 40 CFR Part 33 remain in effect, including the Good Faith Effort requirements as described in 40

CFR Part 33 Subpart C, and Fair Share Objectives negotiation as described in 40 CFR Part 33 Subpart D and explained below.

FAIR SHARE OBJECTIVES, 40 CFR, Part 33, Subpart D

A recipient must negotiate with the appropriate EPA award official, or his/her designee, fair share objectives for MBE and WBE participation in procurement under the financial assistance agreements.

In accordance with 40 CFR, Section 33.411 some recipients may be exempt from the fair share objectives requirements as described in 40 CFR, Part 33, Subpart D. Recipients should work with their DBE coordinator, if they think their organization may qualify for an exemption.

Accepting the Fair Share Objectives/Goals of Another Recipient

The dollar amount of this assistance agreement, or the total dollar amount of all of the recipient's financial assistance agreements in the current federal fiscal year from EPA is \$250,000, or more. The recipient accepts the applicable MBE/WBE fair share objectives/goals negotiated with EPA by the **FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION** as follows:

MBE: CONSTRUCTION 9%; SUPPLIES 9%; SERVICES 9%; EQUIPMENT 9%
WBE: CONSTRUCTION 3%; SUPPLIES 3%; SERVICES 3%; EQUIPMENT 3%

By signing this financial assistance agreement, the recipient is accepting the fair share objectives/goals stated above and attests to the fact that it is purchasing the same or similar construction, supplies, services and equipment, in the same or similar relevant geographic buying market as the **FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION**.

Negotiating Fair Share Objectives/Goals, 40 CFR, Section 33.404

The recipient has the option to negotiate its own MBE/WBE fair share objectives/goals. If the recipient wishes to negotiate its own MBE/WBE fair share objectives/goals, the recipient agrees to submit proposed MBE/WBE objectives/goals based on an availability analysis, or disparity study, of qualified MBEs and WBEs in their relevant geographic buying market for construction, services, supplies and equipment.

The submission of proposed fair share goals with the supporting analysis or disparity study means that the recipient is **not** accepting the fair share objectives/goals of another recipient. The recipient agrees to submit proposed fair share objectives/goals, together with the supporting availability analysis or disparity study, to the Regional MBE/WBE Coordinator within 120 days of its acceptance of the financial assistance award. EPA will respond to the proposed fair share objective/goals within 30 days of receiving the submission. If proposed fair share objective/goals are not received within the 120 day time frame, the recipient may not expend its EPA funds for procurements until the proposed fair share objective/goals are submitted.

SIX GOOD FAITH EFFORTS, 40 CFR, Part 33, Subpart C

Pursuant to 40 CFR, Section 33.301, the recipient agrees to make the following good faith efforts

City of Tallahassee, Florida
FY 2017 EPA Community-Wide Brownfields Assessment Grant

Appendix C

LETTERS OF COMMITMENT - COMMUNITY BASED ORGANIZATIONS

Nicks Restaurant
1431 South Monroe Street
Tallahassee, Florida
850.222.0371

December 1, 2016

Mr. John K. Powell
City of Tallahassee
300 South Adams Street
Tallahassee FL 32301-1721

RE: 2017 EPA Brownfields Assessment Grant Application
Letter of Commitment and Support

Dear Mr. Powell:

Please accept this letter of commitment and support on behalf of Nick's Restaurant for the City of Tallahassee's 2017 EPA Brownfields Assessment Grant Application in the amount of \$ 300,000.

Nick's is Tallahassee's oldest restaurant; established in 1955. As owner and manager of Nick's Restaurant for over 40 years, I support your Brownfields Program, and would be happy to host meetings and provide my business to assist in any public involvement. I have been a strong and vocal advocate for small businesses and in particular those located on the South Monroe corridor.

Please feel free to contact me if you have any specific needs so that I may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,


Jimmy Mitchell
Owner
Nicks Restaurant



Big Bend
Habitat
for Humanity®

Building Houses and Relationships that Last

2921 Roberts Ave.
Tallahassee, FL 32310
Phone (850) 574-2288
Fax (850) 574-5087
www.bigbendhabitat.org

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Executive Director
Antoine Wright

Development Director
Nolah Shotwell

Volunteer Coordinator
Samantha Reichard

*Family Services
Coordinator*
Linda Malone



December 15, 2016

Mr. John K. Powell
City of Tallahassee
300 South Adams Street
Tallahassee, FL 32301-1721

***Re: 2017 EPA Brownfields Assessment Grant Application Letter of
Commitment and Support***

Dear Mr. Powell:

On behalf of Big Bend Habitat for Humanity, please accept this letter of support for your application for a 2017 EPA Brownfields Assessment Grant to assess hazardous substances and petroleum product impacted properties. We applaud your efforts to support the revitalization and redevelopment of our community.

The mission of Big Bend Habitat for Humanity is to build a world where everyone can live in a clean and safe community. Big Bend Habitat has provided over a hundred and eighty families, across Leon and Gadsden Counties, the opportunity to build and purchase an affordable home. Not only do we provide these families a hand up, but we provide an opportunity for our community to build deeper relationships through volunteer work.

In support of the Brownfield Program, the Big Bend Habitat for Humanity will commit to provide public outreach through our community meetings, and our volunteer and homeowner membership. We would also provide assistance with the identification of potential redevelopment projects. Further, Big Bend Habitat for Humanity is willing to serve on advisory boards or committees that are developed in support of this grant and Brownfields redevelopment in our area.

Please feel free to contact Big Bend Habitat for Humanity at 850-574-2288 so that we may demonstrate further support of this US EPA Brownfields Assessment Grant Application.

Sincerely,

Antoine Wright
Executive Director
Big Bend Habitat for Humanity



Florida Agricultural and Mechanical University

TALLAHASSEE, FLORIDA 32307-3100

SCHOOL OF BUSINESS AND INDUSTRY

TELEPHONE: (850) 599-3565

FAX: (850) 599-3533

November 28, 2016

Mr. John K Powell
City of Tallahassee
300 South Adams Street
Tallahassee FL 32301-1721

RE: 2017 EPA Brownfields Assessment Grant Application
Letter of Commitment and Support

Dear Mr. Powell:

On behalf of the School of Business and Industry (SBI) at Florida A&M University, please accept this letter of support for your application for a 2017 EPA Brownfields Assessment Grant to assess hazardous substances and petroleum product impacted properties. We applaud your efforts to support the revitalization and redevelopment of our community.

The School of Business and Industry is committed to producing BS and MBA graduates capable of excelling as future leaders in global business, industry, and commerce while developing new, creative partnerships with public and private stakeholders to maintain the currency and relevance of our academic programs.

In support of the Brownfields Program, the School of Business and Industry is committed to collaborative support in areas of faculty and student research and services. Further, the School of Business and Industry is willing to serve on advisory boards or committees developed in support of this grant and brownfields redevelopment in our community. Please feel free to contact the Office of the Dean if additional information is needed to demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Shawnta Friday-Stroud, Ph.D.
Dean



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November 18, 2016

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P.A.*

Mr. John K. Powell
Environmental Regulatory Compliance Administrator
City of Tallahassee
300 South Adams Street
Tallahassee, FL 32301

Dear Mr. Powell:

On behalf of the Florida Brownfields Association ("FBA"), please accept this letter of support for the submittal of an EPA Brownfields Community Wide Assessment by City of Tallahassee.

The FBA is a non-profit, volunteer, service organization dedicated to advancing the cleanup and redevelopment of Brownfields in Florida. Brownfields are sites for which their expansion, redevelopment or reuse may be complicated by actual or perceived environmental issues. Working in cooperation with the Florida Department of Environmental Protection and the EPA, the FBA is a group of environmental stakeholders and professionals that provide information, assistance, and redevelopment strategies regarding Brownfields to communities and the public in the interest of cleaning up and redeveloping contaminated properties and revitalizing areas.

The FBA supports the City of Tallahassee's effort in seeking revitalization and redevelopment in Florida and hopes that you will give every possible consideration to its application for an EPA Community Wide Assessment Grant. We look forward to assisting the City of Tallahassee upon its successful grant award. The FBA, through its membership, will provide technical assistance, participate in public meetings and education and outreach presentations, and assist with locating potential Brownfields. Further, our members are willing to serve on advisory board or committees that are developed in support of this grant.

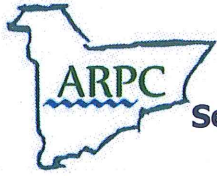
Should you have any questions or concerns regarding the FBA's support of the City of Tallahassee's Community Wide Assessment Grant Application, please do not hesitate to contact me at 386-323-9222 or mszna@cobbcole.com

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Sznajstajler", with a long horizontal flourish extending to the right.

Michael Sznajstajler
President

cc: Roger Register



Apalachee Regional Planning Council

**Serving Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Liberty,
Leon, and Wakulla Counties and their municipalities**

December 15, 2016

John K. Powell
City of Tallahassee
300 South Adams Street
Tallahassee, Florida 32301-1721

Dear Mr. Powell:

On behalf of Apalachee Regional Planning Council, please accept this letter of support for the City of Tallahassee's application for a 2017 EPA Brownfields Assessment Grant to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

The ARPC is a regional entity with the charge of supporting local governments in their economic, social and community development endeavors. We are supported by our local governments and in turn, support their efforts to improve their local economies.

In support of the City's Brownfield Program, the Apalachee Regional Planning Council will be happy to provide assistance if the City is successful in receiving a 2017 EPA Brownfields Assessment Grant. Further, The ARPC is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact Bruce Ballister so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Apalachee Regional Planning Council
Bruce Ballister,
Sr. Planner for Economic &
Community Development



December 12, 2016

Barbara Alfano
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W., 10th Floor
Atlanta, GA 30303-8960

Dear Ms. Alfano:

The City of Tallahassee Community Redevelopment Agency (CRA) fully supports to City of Tallahassee's brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The CRA is responsible for two redevelopment districts, the Greater Frenchtown/Southside Community Redevelopment Area (GFS District) and the Downtown District Community Redevelopment Area (DT District). Both redevelopment districts are within the existing Gaines Street Corridor Brownfield, and approximately 173 acres of the southeastern portion of the GFS District is within the City's newly created South Monroe Brownfield Corridor. The City and CRA have worked on a number of redevelopment projects using prior approved US EPA assessment funds that helped transform contaminated properties along the Gaines Street Corridor Brownfield from vacant and underutilized properties into commercial and student housing developments, adding more than \$70 million in new taxable value to the corridor

The approval of the Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant application, coupled with the establishment of the South Monroe Brownfield Corridor, will help both the City and CRA market distressed properties in the area, and will serve as a valuable leverage to CRA grant funds for future redevelopment projects within the corridor. Since 2004, the CRA has committed more than \$2.4 million in grant funds to support redevelopment efforts along South Monroe and South Adams Streets. The grant funds have ranged from \$3,785 for minor exterior improvements of a small business to \$1.5 million to assist in the redevelopment of a former auto body repair facility into a full-service medical facility that will provide medical services for both insured and uninsured patients. Additional CRA financial commitments are expected as both the CRA and City look for opportunities to revitalize this area. We are confident the availability of additional assessment funds will help produce the results desired by the assessment program – the identification and remediation of contaminated properties; increased public and private investment that will improve vacant, blighted and/or underutilized properties; and increased property values in the South Monroe Brownfield Corridor.

I hope you will give serious consideration to the City's Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant application. These funds will be an essential tool to support the redevelopment of the South Monroe Brownfield Corridor. Please do not hesitate to contact me at 850-891-8357 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Roxanne Manning', with a long horizontal flourish extending to the right.

Roxanne Manning,
Executive Director

cc:

John Powell, Director, City of Tallahassee Environmental Services and Facilities
Sri Tammisetti, City of Tallahassee Environmental Services and Facilities

December 1, 2016

Mr. John K Powell
City of Tallahassee
300 South Adams Street
Tallahassee FL 32301-1721

RE: 2017 EPA Brownfields Assessment Grant
Application Letter of Commitment and Support

Dear Mr. Powell:


On behalf of the Council on Culture & Arts (COCA), please accept this letter of support for your application for a 2017 EPA Brownfields Assessment Grant to assess hazardous substances and petroleum product impacted properties. We applaud your efforts to support the revitalization and redevelopment of our community.

COCA has been serving the area since 1985 as the designated local arts agency. The capital area's only umbrella agency for arts and culture, COCA is a non-profit organization that works with and for those who produce, invest in, and consume the arts and culture in the area. COCA serves as a catalyst for development of arts and culture in Florida's capital region.

In support of the Brownfields Program, COCA is committed to assisting the City of Tallahassee in the overall redevelopment efforts in the South Monroe Street area. We are especially eager to see that portion of our community revitalized as a destination for residents and visitors to experience our vibrant and thriving cultural offerings. Further, COCA is willing to serve in an advisory capacity in support of this grant and brownfields redevelopment in our community.

Please feel free to contact me so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,


Amanda Karioth Thompson
Education and Exhibitions Director

816 S. ML King Jr Blvd, Tallahassee, Florida 32301
(904) 224-2560 office • (904) 224-2515 fax
cultural@coconet.org • tallahasseearts.org



December 2, 2016

Mr. John K Powell
City of Tallahassee
300 South Adams Street
Tallahassee FL 32301-1721

RE: 2017 EPA Brownfields Assessment Grant
Application Letter of Commitment and Support

Dear Mr. Powell:

On behalf of Graceful Solutions, please accept this letter of support for your application for a 2017 EPA Brownfields Assessment Grant to assess hazardous substances and petroleum product impacted properties. We applaud your efforts to support the revitalization and redevelopment of our community.

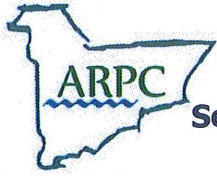
Graceful Solutions is a Florida Non-Profit organization (501-c-3) that is working on housing development activities in the South City neighborhood, part of which is in the brownfield area. We have been working with the South City Redevelopment Council for the last two years to try to attract investment in the area and believe that this grant will provide some incentives that will support that effort.

In support of the Brownfields Program, Graceful Solutions is committed to working with the City and we are willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact Bill Wilson (301-367-0143) so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Michele Hartson
President/CEO



Apalachee Regional Planning Council

Serving Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Liberty, Leon, and Wakulla Counties and their municipalities

December 15, 2016

John K. Powell
City of Tallahassee
300 South Adams Street
Tallahassee, Florida 32301-1721

Dear Mr. Powell:

On behalf of Apalachee Regional Planning Council, please accept this letter of support for the City of Tallahassee's application for a 2017 EPA Brownfields Assessment Grant to assess hazardous substances and petroleum product impacted properties. We applaud their effort to support the revitalization and redevelopment of our community.

The ARPC is a regional entity with the charge of supporting local governments in their economic, social and community development endeavors. We are supported by our local governments and in turn, support their efforts to improve their local economies.

In support of the City's Brownfield Program, the Apalachee Regional Planning Council will be happy to provide assistance if the City is successful in receiving a 2017 EPA Brownfields Assessment Grant. Further, The ARPC is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact Bruce Ballister so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Apalachee Regional Planning Council
Bruce Ballister,
Sr. Planner for Economic &
Community Development

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/19/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Tallahassee, Florida

* b. Employer/Taxpayer Identification Number (EIN/TIN):

59-6000435

* c. Organizational DUNS:

0732451930000

d. Address:

* Street1:

300 South Adams Street

Street2:

* City:

Tallahassee

County/Parish:

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

32301-1721

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Alissa

Middle Name:

* Last Name:

Meyers

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

8508918854

Fax Number:

* Email:

alissa.meyers@talgov.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Tallahassee Community-Wide Brownfields Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: